

Excerpt

CHIMNEY POINT PUD AMENDMENT 2010

ANKENY, IOWA

Developed by

VISIONS INVESTMENTS, L.L.C.

PUD PLAN

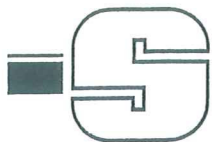
ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	July 20, 2010			
Anliker	Aye	Nay	Pass	Absent
Austen	Aye	Nay	Pass	Absent
Brotherton	Aye	Nay	Pass	Absent
Fliger	Aye	Nay	Pass	Absent
Godwin	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Paretti	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
Voigt	Aye	Nay	Pass	Absent
Ayes	5	Nays	Pass	Absent 3
APPROVED				
Chairperson			Secretary	

JUNE 4, 2010

Revised July 16, 2010



SNYDER & ASSOCIATES
Engineers and Planners



SNYDER & ASSOCIATES

ENGINEERS & PLANNERS

ANKENY, IA
(515) 964-2020

ATLANTIC, IA
(712) 243-6505

CEDAR RAPIDS, IA
(319) 362-9394

COUNCIL BLUFFS, IA
(712) 322-3202

MARYVILLE, MO
(660) 582-8888

ST. JOSEPH, MO
(816) 364-5222

June 4, 2010

Honorable Mayor and City Council
Plan and Zoning Commission
City of Ankeny
410 West 1st Street
Ankeny, Iowa 50021

RE: CHIMNEY POINT PUD AMENDMENT 2010
SE ¼ SEC. 9, T80N, R24W
PROJECT NO. 110.0155

Dear Honorable Mayor, City Council and Plan and Zoning Commission:

On behalf of Nate Miller of Visions Investments, L.L.C., as owner and developer, we respectfully submit the attached Petition for Rezoning.

This rezoning is for an amendment to the Chimney Point Planned Unit Development in northwest Ankeny. We are requesting that a portion of the previously approved PUD plan be amended to allow Bi-attached units directly abutting NW 18th Street, as a transitional use between the arterial roadway and the single family detached residential.

Attached is a copy of the petition, the Rezoning Map, the PUD Sketch Plan, and the PUD Master Plan. Please contact our office directly should you have any questions.

Sincerely,

SNYDER & ASSOCIATES, INC.

Brent K. Culp

Enclosure

cc: Nate Miller, Visions Investments, L.L.C.
File

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

We, the undersigned owners of the following real estate:

Visions Investments, L.L.C.

Lots 1 through 14 of Chimney Point Plat 1, being an official plat in the City of Ankeny, Polk County, Iowa and a Part of Parcel "A" as shown on the Plat of Survey recorded in Book 11144, page 750 and being in Section 9, Township 80 North, Range 24 West of the 5th P.M., in the City of Ankeny, Polk County, Iowa, that lies north of and adjacent to the north right-of-way line of Northwest 18th Street, and lies south of and adjacent to the south right-of-way line of Northwest 19th Street extended westerly, and lies approximately 85 feet west of and adjacent to the west line of said Lot 14.

Request that said real estate be rezoned from its present classification of PUD District to Amended PUD District for the purpose of allowing the following use:


Single Family Bi-Attached Residential

The undersigned owners of real estate lying outside of said described tract, but within two hundred and fifty (250') feet of the boundaries thereof, intervening streets and alleys not included in the computation of said distance, join in this petition for the purpose of having the above described real estate rezoned from of PUD District to Amended PUD District

Property Owner signature(s) of parcel(s) petitioning for rezoning are:

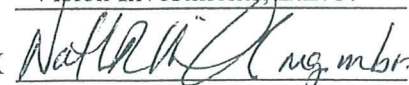
Visions Investments, L.L.C.

By:

 mg. mbr.

By:

Property Owner signature(s) of parcel(s) within 250' of the petition for rezoning are:

	DATE	NAME	ADDRESS
1.	6/3/10	Vision Investments, L.L.C.	2806 SE Peachtree Dr.
		X  mg. mbr.	Ankeny, Iowa 50021-9336
2.			
		X	
3.			

PETITION FOR REZONING

TO: Honorable Mayor and City Council
Plan and Zoning Commission

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Visions Investments, L.L.C.

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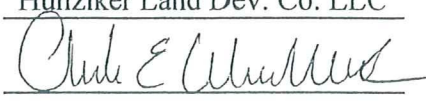
Property Owner signature(s) of parcel(s) petitioning for rezoning are:

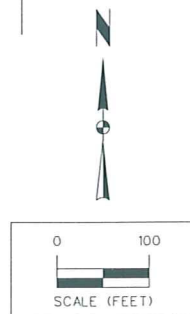
Visions Investments, L.L.C.

By: 

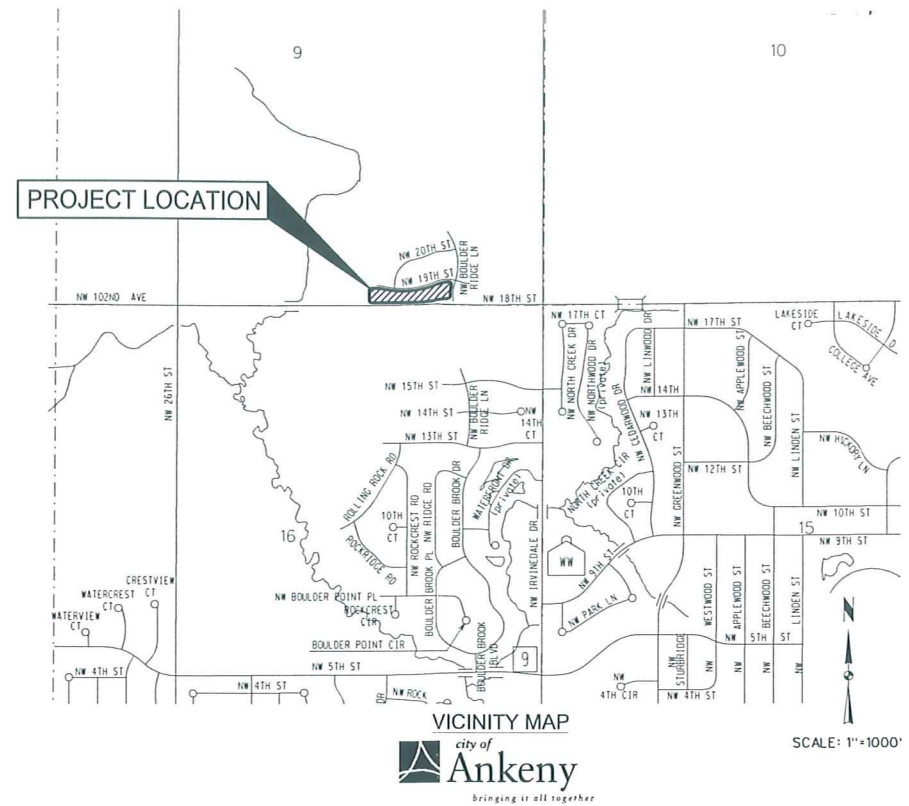
By: _____

Property Owner signature(s) of parcel(s) within 250' of the petition for rezoning are:

	DATE	NAME	ADDRESS
1.	<u>Jun 13, 2010</u>	<u>Hunziker Land Dev. Co. LLC</u>	<u>105 S 16th Street</u>
		X 	<u>Ames, Iowa 50010-8009</u>
2.	_____	_____	_____
		X _____	_____
3.	_____	_____	_____



OWNERSHIP AREAS		PERCENTAGE OF APPROVAL	
OWNER	ACRES	OWNERSHIP	
1	4.96	X	28.53%
2	1.47	X	8.46%
3	7.25	X	
4	0.22	X	41.71%
5	0.14	X	0.83%
6	0.05	X	0.32%
7	0.04	X	0.25%
8	0.02	X	0.10%
9	0.59	X	3.38%
10	0.01	X	0.07%
11	0.01	X	0.07%
12	0.02	X	0.10%
13	0.19	X	1.09%
14	0.19	X	1.09%
15	0.49	X	2.81%
16	0.17	X	0.98%
17	0.17	X	0.95%
18	0.15	X	0.87%
19	0.28	X	1.61%
20	0.17	X	0.99%
21	0.17	X	0.95%
22	0.16	X	0.90%
23	0.15	X	0.88%
24	0.16	X	0.90%
25	0.16	X	0.90%
TOTAL	17.37	X	29.76%
			70.24% = 100%



LOTS 1 THROUGH 14 OF CHIMNEY POINT PLAT 1, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND A PART OF PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1144, PAGE 750 AND BEING IN SECTION 9, TOWNSHIP 20 NORTH, RANGE 24 WEST OF THE 5TH P.M. MERIDIAN, IOWA, AND BEING ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 18TH STREET, AND LIES SOUTH OF AND ADJACENT TO THE SOUTH RIGHT-OF-WAY LINE OF NW 19TH STREET EXTENDED WESTERLY, AND LIES APPROXIMATELY 85 FEET WEST AND ADJACENT TO THE WEST LINE OF SAID LOT 14 AND CONTAINING 2.93 ACRES MORE OR LESS.

VISIONS INVESTMENTS, L.L.C.
2806 SE PEACHTREE DR
ANKENY, IA 50021-9336

EXISTING: CHIMNEY POINT PUD
PROPOSED: CHIMNEY POINT AMENDED PUD

1. VISIONS INVESTMENTS, LLC
2806 SE PEACHTREE DR
ANKENY, IA 50021-9336

1. VISIONS INVESTMENTS, LLC
2806 SE PEACHTREE DR
ANKENY, IA 50021-9336
2. B & W FARMS, LLC
3155 NW 18TH ST
ANKENY, IA 50023-9073
3. HUNZIKER LAND DEVELOPMENT CO, LLC
105 S 16TH ST
AMES, IA 50010-8009
4. ZACHARY J. PRIEVE
3612 NW 20TH ST
ANKENY, IA 50023
5. MARQUIS BUILDERS, LLC
2806 SE PEACHTREE DR
ANKENY, IA 50021-9336
6. WILLIAM FIGUEROA Jr. &
HOLLYANN M. GOODWIN
3516 NW 20TH ST
ANKENY, IA 50023
7. SEAD & ELVEDINA HAMBASIC
3319 SW CHERRY CT
ANKENY, IA 50023-3072
8. RYAN & RUTHANNA JOHNSON
3512 NW 20TH ST
ANKENY, IA 50023
9. SAVANNAH HOMES, INC.
800 S 50TH ST STE 101
WEST DES MOINES, IA 50265-5382
10. ERIC BRADLEY
3216 NW 20TH ST
ANKENY, IA 50023
11. CHAD & ANGELINA COLWELL
3214 NW 20TH ST
ANKENY, IA 50023
12. ANDREW FONTANINI
104 NW ROCK CREEK CIR
ANKENY, IA 50023
13. JACOB & JESSICA HOEPKER
1911 NW BOULDER RIDGE LN
ANKENY, IA 50023
14. ANTHONY & PATRICIA BACON
1907 NW BOULDER RIDGE LN
ANKENY, IA 50023
15. HEARTSFIELD PARTNERS, INC
306 NW IRVINGDALE DR
ANKENY, IA 50023
16. DAVID & STEPHANIE ROUSH
3204 NW 19TH ST
ANKENY, IA 50023
17. THOMAS R. SMITH
3206 NW 19TH ST
ANKENY, IA 50023
18. JEREMY & ALLISON SCHMITZ
3208 NW 19TH ST
ANKENY, IA 50023
19. DANIEL & CHELSEA BRINKHEIDE
3519 NW 20TH ST
ANKENY, IA 50023
20. KATHERINE LENTZ
3419 NW 20TH ST
ANKENY, IA 50023
21. MOISES & SANDRA COLONIA
3417 NW 20TH ST
ANKENY, IA 50023
22. BRANDON & DAWN ROBERTS
3315 NW 20TH ST
ANKENY, IA 50023
23. GREGORY & REBECCA STOTTS
3313 NW 20TH ST
ANKENY, IA 50023
24. JERRY & KRISTIN HYDE
3311 NW 20TH ST
ANKENY, IA 50023
25. CHRISTOPHER & TARA MYERS
3215 NW 20TH ST
ANKENY, IA 50023

[illegible]

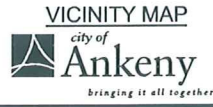
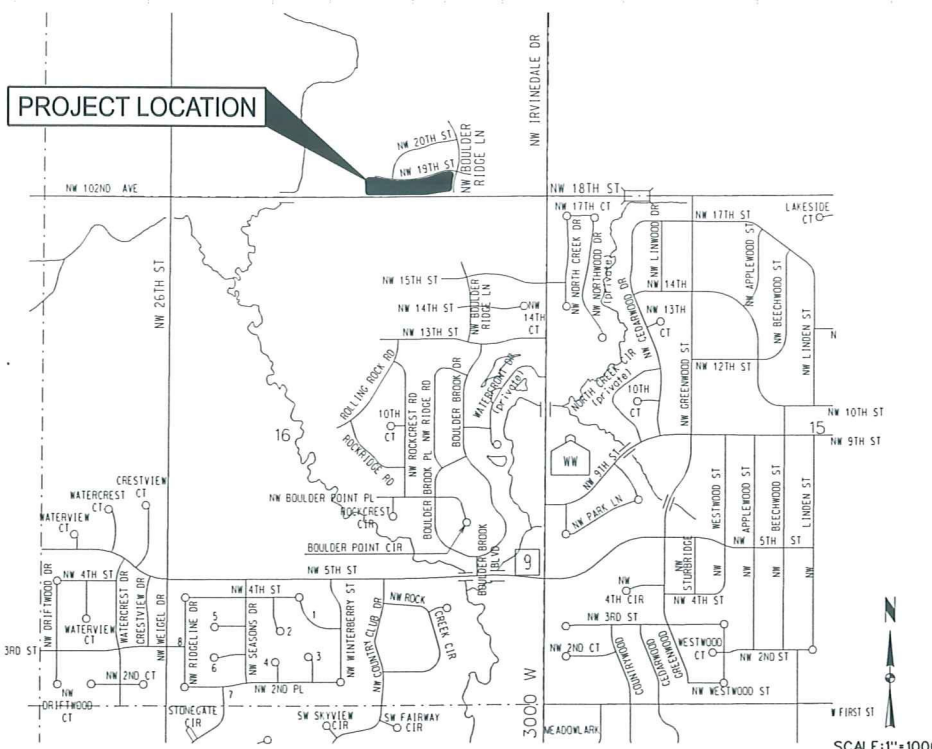
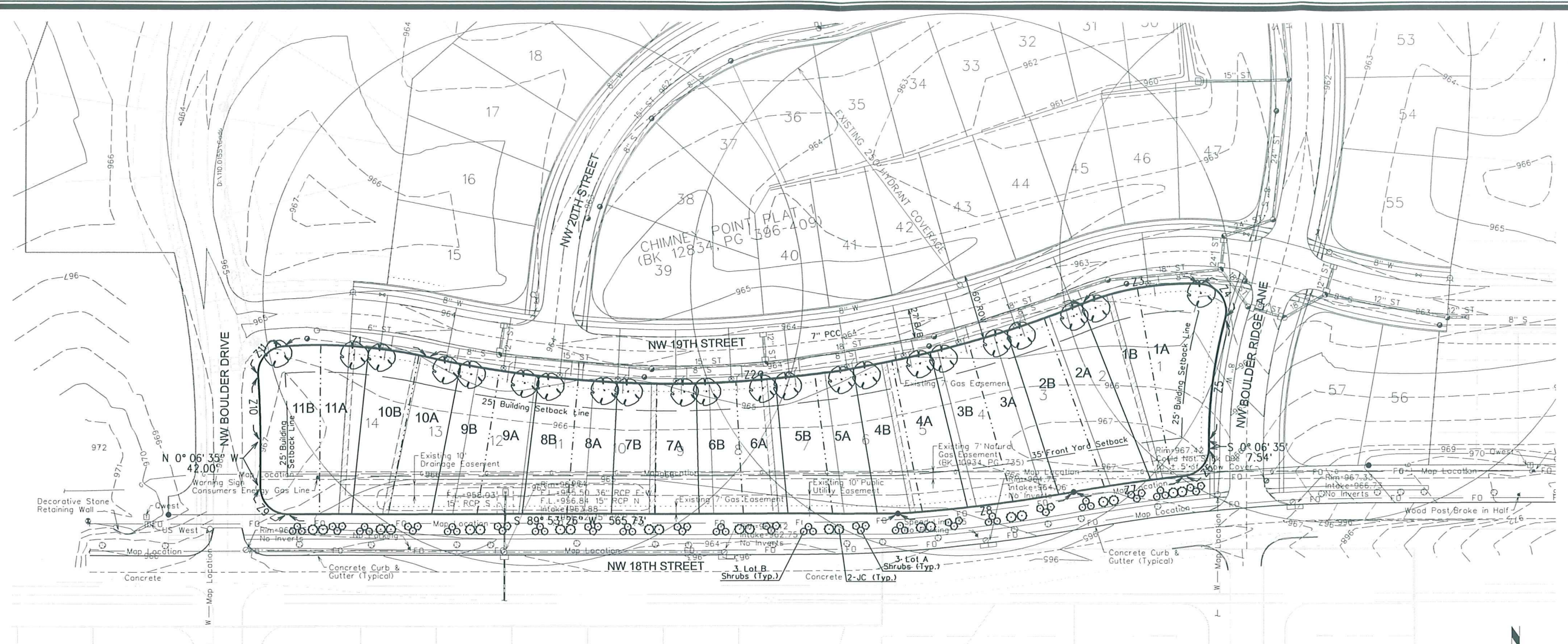
ANKENY, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020

SNYDER & ASSOCIATES

2. PUD PLAN EXHIBITS

7/18/2010 9:25:25 AM
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V:\print_drivers\Black_Crayliner_Anot.dwg
Printer: T100



PLAT DESCRIPTION

LOTS 1 THROUGH 14 OF CHIMNEY POINT PLAT 1, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND A PART OF PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 1114, PAGE 750 AND BEING IN SECTION 30 NORTH, RANGE 24 WEST OF THE 5TH P.M. IN THE CITY OF ANKENY, POLK COUNTY, IOWA, THAT LIES NORTH OF AND ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 18TH STREET, AND LIES SOUTH OF AND ADJACENT TO THE SOUTH RIGHT-OF-WAY LINE OF NW 19TH STREET EXTENDED WESTERLY, AND LIES APPROXIMATELY 85 FEET WEST OF AND ADJACENT TO THE WEST LINE OF SAID LOT 14 AND CONTAINING 2.93 ACRES MORE OR LESS.

OWNER/DEVELOPER

VISIONS INVESTMENTS, LLC.
2806 SE PEACHTREE
ANKENY, IOWA 50021

ZONING

EXISTING: CHIMNEY POINT PUD
PROPOSED: CHIMNEY POINT AMENDED PUD

LAND USE

SINGLE FAMILY BI-ATTACHED

BULK REGULATIONS

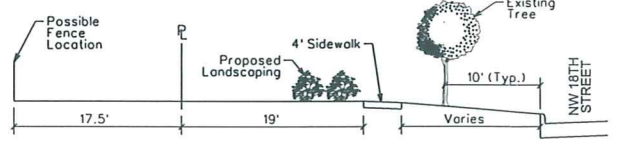
SEE CHIMNEY POINT PUD AMENDMENT 2010 SUPPLEMENTAL MANUAL

PARKING REGULATIONS

OFF STREET PARKING STALLS REQUIRED 44
OFF STREET PARKING STALLS PROVIDED 44

NOTES

- REFER TO THE CHIMNEY POINT PUD AMENDMENT 2010 SUPPLEMENTAL MANUAL FOR ADDITIONAL INFORMATION REGARDING THE PUD PLAN.
- FEATURES AS SHOWN ARE FOR GRAPHIC PRESENTATION PURPOSES ONLY. FINAL DESIGN MAY VARY.
- FENCES ALONG NW 18TH STREET MUST BE A MINIMUM OF 17.5 FEET NORTH OF SOUTH PROPERTY LINE.
- LANDSCAPING ALONG NW 18TH STREET TO BE INSTALLED WITH HOME CONSTRUCTION.



TYPICAL LANDSCAPE CROSS SECTION

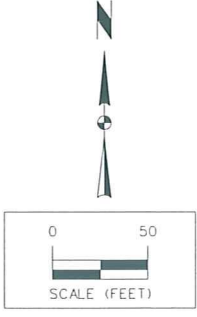
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
JC		Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24" SP	Cont.
EA		Euonymus alatus 'Compactus'	DWARF BURNING BUSH	24" HT.	Cont.
SM		Syringa meyeri 'Palibin'	DWARF KOREAN LLAC	24" HT.	Cont.
SP		Syringa patula 'Miss Kim'	MISS KIM LLAC	24" HT.	Cont.
CS		Cornus sericea 'Santol'	SANTOL DOGWOOD	24" HT.	Cont.
PO		Physocarpus opulifolius 'Nanus'	DWARF NINEBARK	24" HT.	Cont.
VT		Viburnum trilobum 'Nirada'	ALFREDO COMPACT AMERICAN CRANBERRYBUSH	24" HT.	Cont.
VL		Viburnum lantana 'Molcan'	MOHICAN VIBURNUM	24" HT.	Cont.
VC		Viburnum cerasi	KOREAN SPICE VIBURNUM	24" HT.	Cont.

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY SHOWN IN THE PLANT SCHEDULE AND THE QUANTITY SHOWN ON PLAN, THE QUANTITY SHOWN ON PLAN SHALL GOVERN.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
Z1	16° 27' 25" RT	470.00'	135.00'	67.97'	S 85° 44' 52" E 134.53'
Z2	34° 19' 00" LT	1,030.00'	618.91'	318.02'	N 85° 19' 21" E 607.73'
Z3	23° 43' 14" RT	270.00'	111.78'	56.70'	N 80° 01' 28" E 110.98'
Z4	103° 09' 12" RT	25.00'	45.01'	31.52'	S 36° 32' 19" E 39.17'
Z5	15° 08' 52" LT	435.00'	115.00'	57.84'	S 7° 27' 51" W 114.67'
Z6	83° 41' 31" RT	25.00'	36.52'	22.39'	S 41° 44' 11" W 33.36'
Z7	3° 50' 51" LT	1,550.00'	104.08'	52.06'	S 81° 39' 31" W 104.07'
Z8	6° 28' 09" RT	1,450.00'	163.72'	81.95'	S 82° 58' 10" W 163.63'
Z9	90° 00' 01" RT	25.00'	39.27'	25.00'	N 45° 06' 36" W 35.36'
Z10	4° 13' 47" LT	830.00'	61.27'	30.65'	N 2° 13' 29" W 61.26'
Z11	90° 21' 48" RT	25.00'	39.43'	25.16'	N 40° 50' 32" E 35.47'



CHIMNEY POINT PUD AMENDMENT 2010

PUD MASTER PLAN

ANKENY, IOWA

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020

ATLANTIC, IA 712-245-6605
CO. BLUFFS, IA 663-562-8888
CEDAR RAPIDS, IA 712-322-3202
319-362-9394

Engineer: CDD
Checked By: BKC
Scale: 1"=50'
Technician: AWS
Date: 06-04-10
Field Bk: Pg.
Project No: 110-0155
File No: D-
Sheet 1 of 1



3. BULK REGULATIONS

CHIMNEY POINT PUD AMENDMENT 2010 BULK REGULATIONS

Single Family Bi-attached Lots

- Zoning items not addressed within these Bulk Regulations shall refer to City of Ankeny, R-3: Multiple Family Residence District zoning regulations.

Permitted Uses – Principal

- One-story, two-story, and one and one-half story homes with garages and optional basements. The garages can be either attached or detached to the home.

Permitted Uses – Accessory

- Rear yard setbacks for detached garage accessory buildings shall be a minimum of 5 feet and side yard setbacks shall be a minimum of 3 feet. For double frontage lots the garage accessory building shall be set back to the required front yard setback.

Area and Size Regulations

- The minimum total lot area shall be 8250 square feet.
- All single-family bi-attached lots shall be a minimum 75 feet wide by 110 feet deep.
- Front yard setbacks along NW Boulder Ridge Lane, NW 19th Street, and NW Boulder Drive shall be a minimum of 25 feet to the front of the home.
- Front yard setback along NW 18th Street shall be a minimum of 35 feet for principal structures.
- Side yard setbacks shall be a minimum of 5 feet allowable on each side.
- Minimum finish area for the bi-attached units shall be 800 square feet for a ranch plan and 1000 square feet for a two-story plan per unit.
- Two parking stalls shall be provided for each unit with the garage counting as one of the stalls.
- It shall be the responsibility of the Developer to install all additional services as part of the Plat improvements.

CHIMNEY POINT PUD AMENDMENT 2010 ARCHITECTURAL CHARACTER

BI-ATTACHED RESIDENTIAL AREA

The residential homes in Chimney Point will feature a common traditional architectural element. The consistency in the homes will create a neighborhood feel while varying home elevations and features will help with curb appeal.

Key elements such as plan variety, alternated housing styles and colors, varying roof pitches, and quality-building materials combine to give the developer and the homeowners a successful combination. Acceptable building exteriors will include masonry (manufactured brick or stone veneers), vinyl, cedar, stucco, EIFS, Masonite, or Hardi-Plank siding. The roof of all homes shall be standard 3-tab or architectural type shingles. The colors of the homes will be natural colors such as earth tones, greens, grays and muted yellows. Vibrant colors can be only used to accent building details, provided they add to the overall attractiveness and design of the home.

Typical elevations and floor plans are shown for general character representation only. These do not reflect all the homes that will be constructed within Chimney Point, they are meant to provide an idea of the character of the homes allowed within the development.

To provide for architectural variety among the bi-attached homes, no two exact building elevation will be allowed to be constructed adjacent each other. The home builder is required to select 3 architectural character elements to differentiate between structures; these elements are as follows:

Siding styles to include horizontal lap, vertical, shingle/shake,

Earth tone building colors,

Brick and stone veneers to include type, material and color,

Roof type and style to include hip, gable, gambrel, shed,

Building material variation,

Mirrored building plan, and

1-1/2 Story and 2 Story façade elevation appearance for a minimum of 3 of the 11 structures.

The developer shall review all architectural plans provided by builders for conformance with the architectural character elements and approve only the plans that meet or exceed the established criteria.

ELEVATIONS

5/8" TYPEX FIRECODE SHEETROCK
ALSO DWT EACH WALL FROM
DIVISION WALL

LOUVERED

12
6

SHOWN

1'-0"

2'-0"

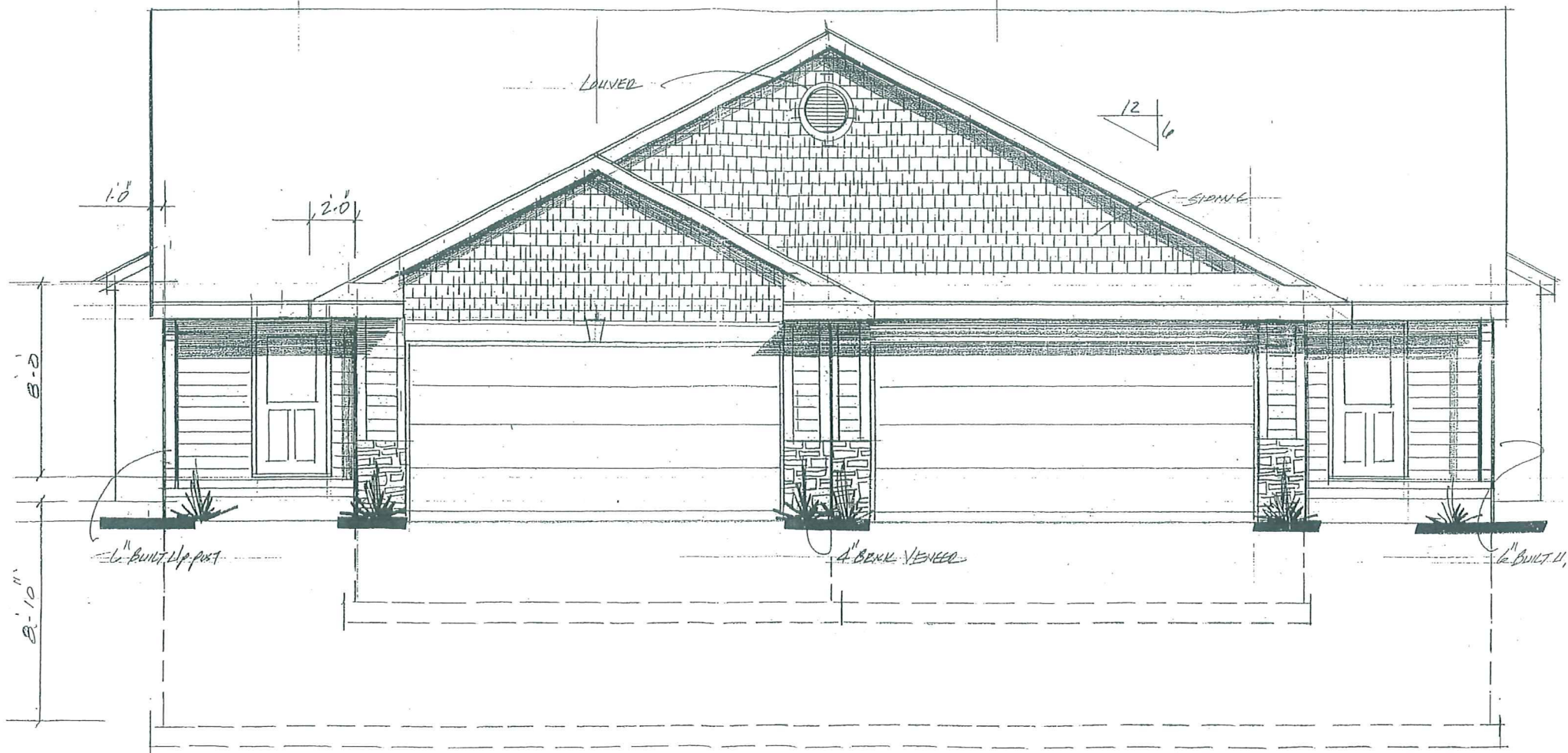
8'-0"

8'-10"

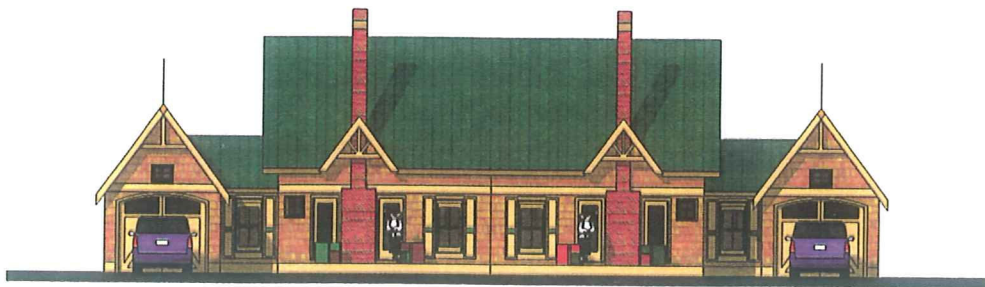
6" BUILT UP POST

4" BUNK VENEER

6" BUILT UP









4. SUPPORTING EVIDENCE

CHIMNEY POINT PUD AMENDMENT 2010 SUPPORTING EVIDENCE STATEMENT

STORM WATER MANAGEMENT

This development generally drains to the west and northwest into Rock Creek. A pond is proposed within the park area of the overall development with the potential to provide regional detention for the development and minimize the flows that leave the site. Storm sewers will generally be located on the south and west sides of the street systems with intermittent intakes along the curb lines to intercept storm water flows. With the public street system fronting the property, all of the storm sewers will be in the ROW and public. The site will have sump services to the existing public storm sewer system along the south side of NW 19th Street that was installed with the Chimney Point Plat 1 improvements. As part of the Plat 1 improvements, sump services were provided for 14 single family detached lots. These services will be utilized with this proposed amendment for bi-attached units. Additional services will be added as necessary to provide each half of the bi-attached unit with its own sump service. Rock Creek to the west of the site is a FEMA regulated channel northwest of this property. The 100-year floodplain is slightly on the western edge of the overall Chimney Point property but only in the future park area at the north end. (See the attached drainage map and FIRM map.)

SANITARY SEWER

The site will be serviced by the existing public 8-inch sanitary sewer main along the south side of NW 19th Street that was installed with the Chimney Point Plat 1 improvements. As part of the Plat 1 improvements, services were provided for 14 single family detached lots. These services will be utilized with this proposed amendment for bi-attached units. Additional services will be added as necessary to provide each half of the bi-attached unit with its own sanitary sewer service.

WATER MAIN

The site will be serviced by the existing public 8-inch water main along the north side of NW 19th Street that was installed with the Chimney Point Plat 1 improvements. As part of the Plat 1 improvements, services were provided for 14 single family detached lots. These services will be utilized with this proposed amendment for bi-attached units. Additional services will be added as necessary to provide each half of the bi-attached unit with its own water service.

FRANCHISE UTILITIES

The gas main will be located in a gas easement located at the front of each lot. The electric, telephone, and cable television are proposed along the rear of the lot within public utility easements when possible. These utilities were installed with the development of Chimney Point Plat 1. As part of this amendment, one (1) Public Utility Easement and five (5) Electric Easements will need to be vacated. These easements provide for an area to loop the existing utilities and connections to the street lights along NW 19th Street. The vacation of these easements is necessary for the layout of the proposed development. New easements to replace the vacated easements will be provided with the Final Plat for this area. We have met with Mid-American Energy to review the easement vacations and the new easement locations. They will relocate lines as necessary to match the new easement locations.

OPEN SPACE / PARKS

There is a proposed park area in the northwest corner of the Chimney Point Development to meet the City of Ankeny parkland dedication requirement. This park area will contain a pond that will provide storm water detention for the drainage basin. The pond surface area will be counted at a rate of 1:5 for parkland dedication purposes. There is no additional park land requirement for this development. The developer is proposing to install approved park amenities equivalent to the payment necessary to fulfill parksite dedication requirements.

SIGNAGE

All proposed signs will conform to City of Ankeny sign requirements.

PUBLIC STREETS

NW 19th Street is an existing 27-foot back to back road within a 60-foot wide right of way.

VICINITY MAP AND LEGAL DESCRIPTION

CHIMNEY POINT PUD AMENDMENT 2010

Lots 1 through 14 of Chimney Point Plat 1, being an official plat in the City of Ankeny, Polk County, Iowa and a Part of Parcel "A" as shown on the Plat of Survey recorded in Book 11144, page 750 and being in Section 9, Township 80 North, Range 24 West of the 5th P.M., in the City of Ankeny, Polk County, Iowa, that lies north of and adjacent to the north right-of-way line of Northwest 18th Street, and lies south of and adjacent to the south right-of-way line of Northwest 19th Street extended westerly, and lies approximately 85 feet west of and adjacent to the west line of said Lot 14 and containing 2.93 acres.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.